

NOTICE OF FORECLOSURE SALE

Certified or Registered Mail - Return Receipt Requested)

TO: Urbana 80 Limited Partnership
c/o Philip Cohen, General Partner
8821 Copenhaver Drive
Potomac, Maryland 20854

Pursuant to Rule W 74a2(c) of the Maryland Rules of Procedure, Notice is hereby given that on Tuesday, July 28, 1987, at 10:30 A.M., Eastern Daylight Time, Bernard T. Fishler and Alfred J. Stein, Substitute Trustees, will sell at public auction on the Courthouse Front Plaza, near the Clock Tower, in Frederick, Maryland, to the highest bidder there present, all of the remainder of the land not released from the Deed of Trust dated October 15, 1975 and recorded in Liber 975, folio 772, one of the Land Records of Frederick County, Maryland, from Urbana 80 Limited Partnership, et. al., containing 100.38 acres, more or less, and more particularly described in the advertisement of Trustees' Sale attached hereto.

TERMS OF SALE: All Cash. A deposit of Fifty Thousand (\$50,000.00) Dollars cash, certified check or bank treasurer's check will be required of the Purchaser at the time and place of sale, with the balance of the purchase price together with interest on such balance at the rate of twelve (12) percent per annum, from the date of sale to the date of settlement will be required of the Purchaser upon final ratification of the sale by the Circuit Court for Frederick County. Settlement shall be held within five (5) days after the Circuit Court for Frederick County, Maryland finally ratifies the sale.

Taxes and all other public charges and assessments payable on an annual basis will be adjusted for the current year to date of sale and thereafter assumed by the Purchaser. The Purchaser shall pay all state and local transfer taxes, documentary taxes, recordation taxes and fees, title examination costs, conveyancing fees, notary fees, and all other incidental settlement costs.